019.0	0003	0004.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	713,400 / 713,400
					USE VALUE:	713,400 / 713,400
					ASSESSED:	713,400 / 713,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
99		SPY POND PKWY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CELLA ANN M /LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	99 SPY POND PKWY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CELLA AUGUSTINE R & ANN M -
Owner 2:	-
Street 1:	99 SPY POND PKWY
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,128 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Wood Shingle Exterior and 1877 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6128.000	194,900	5,200	513,300	713,400
Total Card	0.141	194,900	5,200	513,300	713,400
Total Parcel	0.141	194,900	5,200	513,300	713,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 380.12 | /Parcel: 380.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 019.0-0003-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	194,900	5200	6,128.	513,300	713,400	713,400	Year End Roll	12/18/2019
2019	101	FV	210,200	5400	6,128.	664,200	879,800	879,800	Year End Roll	1/3/2019
2018	101	FV	209,700	5400	6,128.	422,700	637,800	637,800	Year End Roll	12/20/2017
2017	101	FV	209,700	5400	6,128.	386,500	601,600	601,600	Year End Roll	1/3/2017
2016	101	FV	209,700	5400	6,128.	314,000	529,100	529,100	Year End	1/4/2016
2015	101	FV	196,800	5600	6,128.	314,000	516,400	516,400	Year End Roll	12/11/2014
2014	101	FV	196,800	5600	6,128.	286,200	488,600	488,600	Year End Roll	12/16/2013
2013	101	FV	196,800	5600	6,128.	272,300	474,700	474,700		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1638

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CELLA AUGUSTINE	1230-31		11/16/2000	Family	1	No	No	4	Augustine R Cella dod 6/11/2017
	812-31		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/12/1996	317	Manual	3,000					WINDOW

ACTIVITY INFORMATION

Date	Result	By	Name
12/6/2017	Meas/Inspect	BS	Barbara S
4/2/2009	Meas/Inspect	163	PATRIOT
3/27/2000	Inspected	264	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	263	PATRIOT
9/2/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6128		Sq. Ft.	Site		0	85.	0.99	2									513,265						513,300	

Total AC/HA: 0.14068 | Total SF/SM: 6128 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 513,265 | Spl Credit | Total: 513,300

USER DEFINED

User Acct	13906
GIS Ref	
GIS Ref	
Insp Date	12/06/17
!1638!	
Prior Id # 1:	13906
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/10/20	17:12:48

LAST REV

Date	Time
02/25/20	10:16:36
mmcmakin	

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99742496
Adj $ / SQ:	141.385
Other Features:	68409
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	302629
Depreciation:	107736
Depreciated Total:	194893

COMMENTS

EST BACK & POOL GATE LOCKED.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

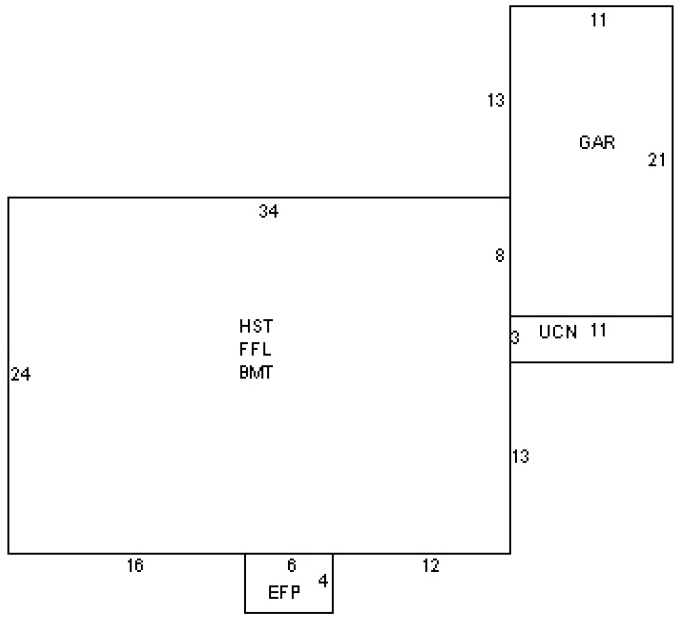
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	64.470	52,609
FFL	First Floor	816	141.380	115,370
HST	Half Story	408	141.380	57,685
GAR	Garage	231	25.760	5,950
UCN	Canopy	33	26.330	869
EFP	Enclos Porch	24	72.410	1,738

Net Sketched Area:	2,328			Total:	234,221
Size Ad	1224	Gross Are	2736	FinArea	1877

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	141.38
Special Features:	0	Val/Su Net:	83.72
Final Total:	194900	Val/Su SzAd	159.23

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 019.0-0003-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
11	Pool-Vinyl	D	Y	1	16X24	A	AV	1980	19.62	T	31.2	101			5,200			5,200
2	Frame Shed	D	Y	1	6X8	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:	5,200	Total Special Featues:		Total:	5,200